

Tri-City Citizens Union for Progress  
675-81 South 19th Street  
Newark, New Jersey 07103

Board of Directors  
Minutes of February 1, 1978 Meeting

Present: Al Arce  
Daniel Brown  
Vera McMillon  
Jām Muhammed  
Maso Ryan  
Margaret Thompson

Absent: John Alexander  
Walter Barry  
Barbara Bertschy  
Ulysses Blakeley  
Robert Carroll  
Lillian Greene  
Thomas Kelly  
Rebecca Kingslow  
Emma Moore  
Harold Smith

Staff: Edward Andrade  
Rebecca Andrade  
Valerie Spain  
Joseph Thomasberger

The meeting was called to order by President Ryan at 6:45 p.m.

I. Item: Foundation Report

Ms. Andrade reported that a meeting with the New World Foundation resulted in a definite verbal approval by David Ramage. He noted that the foundation is overcommitted and funding of Tri-City's \$28,000 budget will depend upon favorable stock market activity. Final approval will be determined by results of New World Board meeting in April.

Ms. Andrade and Ms. Copeland, Neighborhood Services Coordinator, made a presentation to several small New York foundations on January 18th, who are now considering funding minority programs. The Norman Foundation meets in May and will, hopefully, provide a percentage of Union for Progress' salary budget.

The City of Newark has rejected our proposal to MPDO for Neighborhood Preservation monies on the basis of duplication of effort in this area.

II. Item: New Board Member

Mr. Jām Muhammed was introduced to the Board as representative from the Amity Village #1 Co-op Board. Joan Gamble will be his alternate.

Motion was made to formally accept proposal to have Mr. Muhammed and Ms. Gamble as alternate to represent Amity Board on the Board of Directors. M/S/P



III. Item: Economic Development Report

Mr. Andrade announced that redevelopment plan will be detailed at next Board meeting. He reported that in an attempt to interest a private developer with a capacity to rehab 50 units, he met with Sandy Gallanter of the Aspen Group. Aspen will not rehab frame dwellings and will only work with 100% Section 8 subsidy. Gallanter recommended that Tri-City rehab and employ small contractors. He further arranged for a meeting with HUD for 3% loan financing under Section 312. Buildings would be rehabilitated for purchase rather than rental.

Ms. Andrade announced her and Mr. Andrade's intention to purchase Tri-City owned building at South 18th Street. Such a purchase would relieve Tri-City of tax burden, provide start-up monies for rehab and allow Tri-City to engage in revolving fund discussed with Church at the Crossroads.

Discussion followed with regard to inactivity of Economic Development Committee. Mr. Brown was drafted to be Chairman pro-tem of the committee. Other members are Barry, Smith, Blakeley and McMillon. Mr. Brown will convene Economic Development Committee prior to next Board meeting.

IV. Item: Proposed Revisions in Staff Salary Scale

Based upon the recommendation of the Finance Committee, a plan for a 5% salary increase for employees earning \$10,000 or more and a 10% increase for employees earning less than \$10,000 was developed. Raises to become effective February 27, 1978 and payable beginning March 16th.

Personnel budget proposal, budget and income summary indicated that all existing budgets will cover increases for their respective staff for first four months. New monies are expected to come through prior to second quarter. Administrators will not receive increases until foundation monies come through.

Motion for adoption of respective 5% and 10% projected staff increases in salary for 1978 to become effective February 28 and payable beginning with March 16th payroll. M/S/P

V. Item: Finance Report

Mr. Thomasberger reported a projected income for Union for Progress of \$83,888, with projected expenditures totaling \$121,009, leaving a deficit of \$37,121. \$8,322 due from management fees and authorized loans from Trust Fund of \$37,000, totaling \$45,322 or a balance of \$8,201.



Mr. Thomasberger reported that Tri-City is required to have comprehensive fidelity bond insurance for employees associated with finances in any way. A \$100,000 fidelity bond with a \$5,000 deductible can be obtained at a cost of \$1,922 per year.

Motion was made that Mr. Thomasberger be authorized to move on the surety bond and negotiate for a lower premium as soon as possible. M/S/P

#### VI. People's Center Report

Refunding request is now being prepared for Day Care Program. Ms. Andrade recommended that request include an increase in the number of children to be served to 45, as licensed. Board indicated unanimous approval.

Ms. Andrade reported that the state did not cut after school budget. She also stated that Commissioner of the Division of Youth & Family Services is requesting an 8% cost-of-living increase in the July 1 budget.

Ms. Andrade informed the Board of the supervisory staff recommendation that Julia Scott be appointed as Acting Center Director at a salary of \$15,000 per year. After some discussion, the Board agreed to the temporary appointment with a recommendation that the quest continue for a permanent Center Director. It was agreed to invite Ms. Scott to the next Board meeting to meet the full Board.

Motion was made that Julia Scott be designated as Acting Center Director with the understanding that the search for a permanent director continue and a decision be made. M/S/P

#### VII. Item: Announcements

Ms. Andrade announced that she would be on vacation from February 3 to 13.

Mr. Ryan attended a dinner on January 13th, sponsored by the Martin Luther King Memorial Committee of Nutley, and a contribution of \$300.00 was made to Tri-City.

Ms. McMillon announced that Church Women United of the World will launch an International Causeway. Urban cities are asked to receive 30 to 40 women who will comprise study group and asked that Tri-City lend assistance.

Attorney Joseph Barry has submitted a request to be relieved of duties as Registered Agent for Priorities Investment Corp.



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Motion was made that Tom Kelly become Registered Agent for Priorities Investment Corp. and to replace Vicki Garvin as Registered Agent for Tri-City. M/S/P

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

*Valerie Spain*

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